



Planning Division
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303.739.7217

AuroraGov.org

May 6, 2025

Charlie Alexander
ACRE Development
2003 Crestridge Dr
Greenwood Village, CO 80121

Re: Second Submission Review: Prairie Point Golf Course Restaurant – Site Plan
Application Number: DA-1609-30
Case Number: 2024-6048-00

Dear Charlie Alexander:

Thank you for your second submission, which we started to process on April 14, 2025. We have reviewed your plans and attached our comments along with this cover letter. The first section of our review highlights our major comments. The following sections contain more specific comments, including those received from other city departments and community members.

Since several important issues remain, you will need to make another submission. Please revise your previous work and send us a new submission on or before May 28, 2025 in order to maintain your estimated Administrative Decision date.

Note that all our comments are numbered. When you resubmit, include a cover letter specifically responding to each item. The Planning Department reserves the right to reject any resubmissions that fail to address these items. If you have made any other changes to your documents other than those requested, be sure to also specifically list them in your letter.

Your estimated Administrative Decision date is tentatively set for July 9, 2025. Please remember that all abutter notices and site notices must be posted at least 10 days prior to the hearing date. These notifications are your responsibility, and the lack of proper notification will cause your decision date to be postponed. It is important that you obtain an updated list of adjacent property owners from the county before the notices are sent out. Take all necessary steps to ensure an accurate list is obtained.

Note: Projects that have gone one year without a submission will be considered inactive and require a 25% restart fee to be reactivated. After 18 months of inactivity, projects that are not reactivated will be closed and retired.

As always, if you have any comments or concerns, please let me know. I may be reached at 303.739.7132 or egates@auroragov.org.

Sincerely,

Erik Gates
Planner II

cc: Dave Carro, Oakwood Homes
Mike Weiher, Terracina Design
Cesarina Dancy, ODA
Filed: K:\SDA\1600-1699\1609-30rev2



Second Submission Review

SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- Resubmit the Letter of Introduction addressing the comments provided on the previous review. [Planning]
- The current screening of the parking lot is not meeting UDO requirements. [Landscaping]
- Add sight triangles and the type of intersection at access points. [Traffic Engineering]
- Provide a 23' fire lane easement within the parking area to meet the IFC hose reach requirement. [Fire/Life Safety]
- Some utility line locations need to be altered. See the site plan for detailed comments. [Aurora Water]

PLANNING DEPARTMENT COMMENTS

1. Community Questions, Comments, and Concerns

- 1A. No community comments were received on this review cycle.

2. Completeness and Clarity of the Application

[Site Plan Page 1]

- 2A. An updated letter of introduction was not included in this submittal. Unaddressed comments are below. The LOI must be resubmitted for the next submission to be accepted.
- Previous comment: Describe how food delivery and trash services will reach the restaurant and where they will park while on site.
 - Previous comment: There is a typo at the bottom of the second page of the Letter of Introduction.
 - This site is identified as an AAC for the Prairie Point development and is subject to MU-N standards. Discuss the district-specific requirements of [Section 146-2.4.1.D](#)

- 2B. Add "-Site Plan" to the title.

- 2C. Typo in the data table should say: "Restaurant"

[Site Plan Page 3]

- 2D. Please make the contrast between improvements proposed in this site plan and previously approved site plan more significant. It is hard to tell what improvements are actually new with this site plan. Typ, all sheets.

3. Zoning and Land Use Comments

[Site Plan Page 18]

- 3A. Will the future cottages be submitted with the clubhouse or will they be separate site plans?

4. Pedestrian and Connectivity Issues

- 4A. There were no pedestrian or connectivity issues identified in this review.

5. Parking Issues

[Site Plan Page 1]

- 5A. The listed parking spaces required number appears to be based on the 3 spaces per hole requirement. Please be advised that the required and provided parking will be revisited when the clubhouse site plan is submitted as it is our understanding that the clubhouse will also be served by the parking proposed in this plan. If this is still the intent, show the correct parking calculation requirements for both the future clubhouse and restaurant.

6. Architectural and Urban Design Issues

[Site Plan Page 15]

- 6A. Minor landscaping additions are shown in the location of adjacent site plans. The adjacent filing 3 site plan has been approved but not recorded. The minor additional landscaping shown in the filing 3 area could be added to that set and reviewed outside of a full resubmission prior to recording. The additional landscaping shown within the north west ISP will need to be addressed through a mylar change application. Reach out to your case manager if you have questions about these processes.

[Site Plan Page 23]



6B. Please do not include floor plans in a site plan submittal.

7. Signage Issues

7A. There were no signage issues identified in this review.

8. Landscaping (Tammy Cook / 954-266-6488 / tdcook@auroragov.org / Comments in bright teal)

[Site Plan Page 12]

8A. On the Notes in the upper left corner of the sheet, Add: All landscaping will be installed prior to issuance of certificate of occupancy.

8B. In the Plant Schedule under the ornamental trees the Malus 'Prairie Fire' should show 2" caliper.

[Site Plan Page 13]

8C. In the table noting Parking Lot Island Requirements: Per the UDO Sec.146-4.7.5.K.1.c. Trees shall not be eliminated due to the placement of light poles in parking lot islands or parking lot perimeter landscaping.

8D. Why are you not labeling the westernmost islands- they are within the limit of work area?

8E. For the Water Use Table: Provide an exhibit that shows these areas on the overall sheet.

[Site Plan Page 15]

8F. Per Sec. 4.7.5K.5.c.ii. The current screening of the parking lot is not meeting UDO requirements. In lieu of berms, a low continuous landscaped hedge between three and four feet high consisting of a double row of shrubs planted 3 feet on center in a triangular pattern.

8G. General Comment: Where additional trees and shrubs are shown outside the limit of work line the additional landscaping as proposed should be included with the adjacent site plans and that a mylar change will be required to do so. Work with your Case Manager in order to process that. Please remove the proposed landscaping with the next submittal." Unless you know already, if not, double check with the case manager to see if the adjacent plan has already been approved or if it is currently under review. If it is under review, then you would need to update the current plan. A mylar change would only be necessary if the adjacent plans were previously approved.

[Site Plan Page 16]

8H. Adjust shrubs around light pole base where indicated.

8I. Where additional trees and shrubs are shown outside the limit of work line the additional landscaping as proposed should be included with the adjacent site plans and that a mylar change will be required to do so.

[Site Plan Page 17]

8J. Per the UDO Sec.146-4.7.5.K.1.c. Trees shall not be eliminated due to the placement of light poles in parking lot islands or parking lot perimeter landscaping.

8K. A tree and six shrubs are required in the southwest island.

8L. Shrubs should be placed in the northwest island since a tree is not possible due to the U.E.

8M. Where additional trees and shrubs are shown outside the limit of work line the additional landscaping as proposed should be included with the adjacent site plans and that a mylar change will be required to do so.

[Site Plan Page 18]

8N. A tree is required in each island.

[Site Plan Page 19]

8O. Include this honeycomb and brick hatch pattern in the Legend.

[Site Plan Page 20]

8P. Repeat comment: These symbols are not shown in the Legend. The symbols in the Legend should include those shown in the planting plans.

8Q. Include the identified hatch in the Legend.

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

9. Civil Engineering (Julie Bingham / 303-739-7403 / jbingham@auroragov.org / Comments in green)

[Site Plan Page 2]

9A. Label the access drive sections as private.

[Site Plan Page 4]



9B. If there are fire lane easements proposed on site, please label the inside and outside radii.

9C. A curb ramp is required on the identified sides of the crossing as well.

[Site Plan Page 8]

9D. Max 3:1 slopes for grading where identified on the sheet.

10. Traffic Engineering (Jason Igo / jigo@auroragov.org / Comments in amber)

[Site Plan Page 2]

10A. Add ADT, design speed, and clear zone to typical sections.

[Site Plan Page 4]

10B. Add sight triangles at access points.

10C. Add type of intersection such as full movement or right in right out at the access point.

10D. Include in the plan a delivery truck circulation.

[Site Plan Page 12]

10E. A section in the landscaping notes got moved in the new COA Roadway Specifications. The new section is 8.B.1

11. Fire / Life Safety (Mark Apodaca / 303-739-7656 / mapodaca@auroragov.org / Comments in blue)

[Site Plan Pages 2]

11A. See comments to add a note.

11B. See comments to update access and emergency with Fire Lane Easement.

[Site Plan Page 4]

11C. See comments to provide 23' fire lane easement within the parking area to meet the IFC hose reach requirement.

11D. See note for the access road and if it's being built to the Roadway manual standard.

[Site Plan Page 5]

11E. See note to provide fire lane signs.

11F. See fire lane sign details and notes.

11G. Concrete pavers will need a license agreement through Land Development Review Services.

11H. Pavers must be heavy duty to support a minimum of 85,000 pounds.

[Site Plan Page 6]

11I. Label the fire lane easement.

11J. See note to provide mountable curb.

11K. Will there be any gating at this access?

11L. Gating must be set back a minimum of 45'.

[Site Plan Page 7]

11M. Show spot elevations in accessible parking and isle.

11N. See note to provide accessible parking signs.

[Site Plan Page 8]

11O. Show fire lane turning radii.

11P. See comment to provide spot elevations at all corners of the accessible parking spaces and isle.

[Site Plan Page 11]

11Q. See accessible parking sign detail.

11R. Provide accessible parking signage.

11S. See comment to show the fire lane easement to Prairie Point West. TYP.

[Site Plan Pages 26 & 27]

11T. See comments to show accessible route with a heavily dashed line from accessible parking isle to the public way.

[Auto Turn Exhibit]

11U. Please use the Aurora Fire truck specs.

11V. Update truck to Aurora Fire Rescue.

11W. Update Emergency to Fire Lane.

11X. Label the 23' fire lane easement.



12. Aurora Water (Samantha Bayliff / sbayliff@auroragov.org / Comments in red)

[Site Plan Page 10]

- 12A. Ensure the connection to the existing water main is identified and visible.
- 12B. Remove utility sizes and materials from this plan. Those will be determined with the civil plans.
- 12C. Water easements need to be dedicated by separate document.
- 12D. Revise the waterline in this region 5' from edge of gutter shall be maintained. I've drawn approximately where it should be rerouted to.
- 12E. Provide information about the adjacent existing utilities. It appears that you are tying into a 24" waterline.
- 12F. Recommend moving this bend away from a storm crossing.

[Site Plan Page 11]

- 12G. Advisory: a fixture unit table will be required with the civil plan submittal to verify the required meter size for this property. Additionally, I don't think this should be 5'.
- 12H. REPEAT COMMENT: a pocket easement is required. See Section 5.04 of the Aurora Water Standard Specifications for minimum easement dimensions for different meter sizes.
- 12I. Remove specific size and material identifiers for utilities, Typ all.

13. Land Development Review (Maurice Brooks / 303-739-7294 / mbrooks@auroragov.org / Comments in magenta)

- 13A. There were no Land Development comments on this review.

14. Xcel Energy (Donna George / 303-571-3306 / donna.l.george@xcelenergy.com)

- 14A. There were no more comments from Xcel Energy on this review.